

WOLDE ARARSA, SITE PLAN REVIEW COMMITTEE CHAIR
LAND USE AND URBAN DESIGN DIVISION
DEPARTMENT OF PLANNING
417 EAST FAYETTE STREET, 8TH FLOOR
SITE PLAN REVIEW COMMITTEE
MINUTES FOR FEBRUARY 25, 2009

Date of Distribution: March 7, 2009

Mr. Andre K. Smith, DOT Traffic
Captain John Carr, Fire Department
Mr. Etta Crafton, Parking Authority
Mr. Kirkland Gabriel, DOT TEC
Mr. Kevin Sullivan, DOT Planning
Mr. John Igwe, DHCD Plans Examining
Mr. James Wescott, Finance
Dr. Nollie P. Wood J., Mayor's Office

In attendance were Wolde Ararsa, Ervin McDaniel, Anthony Cataldo, Eddie Leon, Kathleen Kotarba for Department of Planning; Marianne Navarro for BDC; John Thumbi, Kirkland Gabriel, Marc Brown for Department of Transportation; No one attended from Department of Finance; Ken Sands for Parking Authority; Petal Gansom for the Zoning Enforcement Office; No one attended for Mayor's Commission on Disabilities; and John Carr for Fire Department and Ms. Miriam for DHCD have not attended the pre-site plan review meeting.

Agenda

- 1. 612 S. Broadway/ 612 S. Broadway (Multiple parcels) Mixed Use (Residential & Retail Development as part of the PUD**
- 2. 5601-9 Harford Road/ Carwash Review – Update**
- 3. 507 & 509 S. Bond Street/ Building Conversion to Residential Use**

612 S. Broadway (Multiple parcels) Mixed Use (Residential & Retail Development as part of the PUD

Plans Date: October 30, 2008

Zoning: B-2-3 & B-3-3 to be zoned to B-2-2 and R-8

Urban Renewal: PUD/ Fells point/ a proposal is made to include the Area in a local Commission for the Historical & Architectural Preservation District

Environmental: FSD/FC/Critical Area (portion of the site) and Flood Plain Area (portion of the site)

Total Site Area: 4.405 Acres

Gross Floor Area: Unknown at this time

Gross Surface Area Disturbed: Unknown at this time

In addition to committee members and Planning staff, in attendance were:

- Jeff Ratnow, WR&A: 443-224-1572 & jratnow@wrallp.com
- Daniel Loveless, WR&A: 443-224-1727 & dloveless@wrallp.com
- Gordon Godatt, JP@ Architects: 410-276-7470 & ggodat@jpearchitects.com
- Dana Tharrett, JP2 Architects: 410-276-7470 & dtharrett@jp2architects.com
- Dave Holmes, South Broadway Properties, LLC: 410-522-0502 & dave@blueprintconcepts.net
- Dan Winner, South Broadway Properties: 410 342-2972 & dan@winnerconstruction.com

Project Summary & Proposal

The site is a series of properties and buildings within the Fells Point neighborhood. The site is within the PUD boundary and includes the historic Broadway Market and properties to the west and east side of Broadway. For this review, the site is generally bounded by Bethel Street to the west, Regester Street to the east, Fleet Street to the north, and Aliceanna Street to the south.

The proposed project will be mixed use primarily residential with approximately 154 dwelling units and retail use with entrances to the upper levels along the major street frontages; retail and /or residential on the upper floors. The project square footages and parking counts are still on working. The project assembles 30 parcels and is a creative adaptive reuse that will include the renovation and retention of all or portion of buildings along south Broadway, and selective demolition. The demolition is primarily interior blocks (Bethel and Regester Streets) and some structures along Fleet Street. A garage to provide parking for the uses and public will be inserted into the interior block and will have access on Fleet Street.

The focus of this meeting is supposedly to review the first phase the PUD as stated above. The committee review will mainly be the access points and service areas within the development area; the detail plan for the garage and streetscape. However, the Broadway market streetscape will be separate phase and will be reviewed at a later date with the reset of the development areas. Both sides of the development projects will have a secondary means of egress.

The plan has been scheduled for review and approval by CHAP since falls point became a Historic district and the massing of the master plan was also reviewed by UDARP before this historic decision was made.

The parking plan supply and the requirements are worked with Parking Authority which was stated as 1.75 on site and .25 parking ratio outside the site. The plan shows that there will be 100 to 200 parking spaces on the west side in a parking garage and 19 parking spaces on the east side. Vehicular access to the parking garage will be from Bethel Street and to the surface parking on the eastside will be from Register Street while the pedestrian access to the buildings westside and eastside will be respectively from Aliceanna Street and Broadway. Delivery to the store front will be from Broadway and Bethel Street or a combination of both.

Comments & Issues

- Planning Commission: Final Design approval by Planning Commission is required.
- Forest Conservation/ Critical Area/ Flood Plain: Applicants are working with planning staff. Forest Conservation will be handled with the Critical Area requirements.
- Access Gate: Show location of gates to parking and indicate systems for the access gates (Remote or card scan). The committee recommended remote to minimize queue.
- Community Review: Applicants stated that the community review (DRC) will continue and will be finalized before the CHAP final approval.
- HC Spaces: Add hatched area for handicap spaces.

Next Steps

- Applicants should revise the plan with the above comments and submit two complete sets for final approval and stamp.

NOTE

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

Minutes will be e-mailed to: Jeff Ratnow, jratnow@wrallp.com

5601-9 Harford Road/ Carwash Review – Update

Plans Date: February 23, 2009

Zoning: B-2-2

Urban Renewal: Hamilton Business Area

Environmental: None

Total Site Area: 23,180 sf

Total Disturbed Area: 1,125 sf

Gross Floor Area: Approximately 3, 800 sf

In addition to the committee members and Planning Staff, in attendance were:

- The review update was done without the applicants' presence.

Project Summary:

The property is improved with a one story building that serves as repair garage and mini-mart including a gas station with four pump islands.

The proposal is to add a one story automatic carwash with a total of 1,125 sf in area. The plan provides 10 car stacking spaces and 12 customers parking with one handicap space.

Comments & Issues:

The site plan review committee has to review this proposed project due to the BMZA referral to the site plan review committee. Based on the presented plan, although the site appears very small, the required parking spaces and stacking spaces to the proposed automatic car wash are provided as required. The committee was also concerned about pre-existing practice of backing the tanker truck on to Harford Road, and recommended that they use Evergreen Street for exiting.

Therefore, the committee decided to approve the plan as presented with the following revisions:

- Modify the parking space at the southwest corner and add some landscaping.
- Remove or relocate the vacuum equipment from the path of the exiting traffic from the carwash tunnel. Show on the plan where the vacuum would be relocated.
- Provide masonry enclosure for the Dumpster or replace it with roll-in and roll-out dumpster; and show on the plan where this will be located.
- Close the eastern most driveway along Evergreen Street; replace sidewalk curb and gutter to the city standard. This work should also be noted on the plan.

Minutes will be forwarded to Mr. Jay McCullough

507 & 509 S. Bond Street/Two Units Residential Conversion

Plans Date: December 12, 2008

Zoning: B-1-3

Urban Renewal: Fells Point/ Historical District

Environmental: None

Total Site Area: 1, 913 sf

Total Disturbed Area: 1,913 sf

Gross Floor Area: Approximately 3, 800 sf

In addition to the committee members and Planning Staff, in attendance were:

- The review update was done without the applicants' presence.

Project Summary:

The property is improved with two existing buildings which is 507 Bond Street is a business and 509 Bond Street is a residential dwelling unit. The two buildings have 100% lot coverage and 507 Bond Street has an existing curb cut that use to serve as an access into the building for storage and business purposes.

The proposal is to convert them to residential dwelling units with front garage. The 507 Bond Street will retain the existing curb cut, but the 509 Bond Street is proposed to have a new curb cut. The proposal also will remove portion of the buildings that separates the two and do landscape yard. The façade at front stays and will be rebuilt with the bottom with new brick. The houses are 18 feet and 16 feet respectively.

Comments & Issues:

- The site plan review committee on today's review update has approved the existing curb cut for the 507 S. Bond Street, but upheld the no new curb cut decision made on previous meeting, for the 509 S. Bond Street residential conversion. The Bases for the above decision is that currently there is an existing curb cut for the business use; that this curb cut is used by the business and which later will be used by the would be converted residential building; that the project is not a new subdivision or a new construction.
- Also, the Committee was informed by the DOT and Parking representatives that the two agencies are currently conducting a site study to comprehensively studying the curb cut and parking restriction along Bond Street from Baltimore Street to the south end.
- Setback: The existing building would not be set back as required for line of sight purposes, but the committee recommends that there should be some mechanism installed to alert pedestrians that a vehicle is backing out from the garage with a blind spot.
- Community Review: The DRC review will be completed before CHAP's final review.
- CHAP: Applicants are also continuing with the CHAP review and approval.

Next Steps:

- Apply for parking variance at BMZA for the 509 S. Bond Street and secure DRC review and CHAP approval.

Those listed
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Re: SPRC Minutes for 2-25-09

- Submit two sets of the plans for final SPRC approval and stamp

Note:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Traffic Impact Study requirements, Community Reviews /inputs and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped**

Minutes will be e-mailed to: Frank Gant, & frankgant@gba-architects.com